

TEACHERS' RETIREMENT BOARD

INVESTMENT COMMITTEE

Subject:	Credit Enhancement Program- Activity Status Report	Item Number: <u>13</u>
		Attachment(s): <u>2</u>
Action:	<u> </u>	Date of Meeting: June 7, <u>2000</u>
Information:	<u> X </u>	Presenters: <u>Richard Rose</u>

EXECUTIVE SUMMARY

As previously reported, CalSTRS will be providing an irrevocable letter-of-credit (direct risk) on behalf of the Los Angeles County Fair Association (Fairplex) for the issuance of a combination of taxable fixed and variable rate bonds. This transaction is now expected to close the end of June or mid-July 2000.

CalSTRS will be providing credit enhancement for the following seven transactions: California Housing Finance Agency, Oakland-Alameda County Coliseum Authority, Lewis & Clark, AAA Packing & Shipping, Inc., MarBorg Industries, City of Huntington Park, and the City of Compton.

California Housing Finance Agency (CHFA), Sacramento, CA

CalSTRS will provide a liquidity facility to support four California Housing Finance Agency (CHFA) 2000 Home Mortgage Revenue Bonds:

Home Mortgage Revenue Bonds 2000	Total Commitment	CalSTRS 25%	West LB 37.50%	Bayerische 37.50%
Series J	\$36,460,000	\$9,115,000	\$13,672,500	\$13,672,500
Series K	\$120,000,000	\$30,000,000	\$45,000,000	\$45,000,000
Series L	\$35,685,000	\$8,921,250	\$13,381,875	\$13,381,875
Series N	\$50,000,000	\$12,500,000	\$18,750,000	\$18,750,000
Total	\$242,145,000	\$60,536,250	\$90,804,375	\$90,804,375

As noted above, CalSTRS has a direct risk for 25% of the transaction or \$60.5 million and West LB and Bayerische Bank each share a risk of 37.5% or \$181.6 million. The Bonds will be secured by Financial Security Assurance, Inc. (FSA), AAA rated bond insurance.

The 2000 Series JKN bond proceeds will be used to provide moneys to enable CHFA to make or purchase eligible mortgage loans. The 2000 Series L bond proceeds are expected to be used, together with available revenues and income, to redeem the Agency's

outstanding Home Mortgage Revenue Bonds: 1990 Series B, 1990 Series C and 1990 Series D. This transaction is expected to close late May 2000.

Oakland-Alameda County Coliseum Authority (OACCA), Oakland, CA

CalSTRS, Canadian Imperial Bank of Commerce (CIBC), and First Union Bank will provide a letter-of-credit for up to \$214.5 million for the Oakland-Alameda County Coliseum Authority (OACCA). CalSTRS' role in this transaction is to serve as a fronting entity for two other financial institutions for \$53 million. This will place CalSTRS in a second loss position for its \$53 million share of the transaction.

Financial Institutions	Amount (P&I)	Share %
CIBC	\$108,641,650	50%
CalSTRS	\$52,953,333	25%
First Union	\$52,916,250	25%
Total Size	\$214,511,233	100%

The letters-of-credit will provide enhancement and liquidity for Variable Rate Demand 2000 Lease Revenue Bonds. The proceeds of the non-taxable bonds will be used to provide the funds necessary to refund and pay-off the outstanding taxable variable rate 1995 bonds, fund debt issuance expenses, fund a debt service reserve, and to fund the costs associated with terminating an interest rate swap. This transaction is expected to save OACCA approximately \$2 million annually in interest rate expenses.

The OACCA was created in 1995 as a Joint Powers Authority by the City of Oakland (the "City") and the County of Alameda (the "County"). The Authority's sole purpose is to manage the Stadium and Arena. The City and the County own the Stadium and the Arena and they lease it to the Authority. Oakland-Alameda County Arena & Network Associates Coliseum through SMG, one of the nation's largest service providers, manage the Stadium and the Arena. This transaction is expected to close late May 2000.

Lewis & Clark College, Portland, Oregon

CalSTRS will enter into a direct risk transaction for the issuance of a letter-of-credit for up to \$55.0 million to support the issuance of 2000 Series A Variable Rate Revenue Bonds (Bonds). CalSTRS' share of the LOC will be \$27.5 million (50%) and CIBC will share a risk of \$27.5 million or 50%.

The purpose of the bond proceeds will be used on a capital improvement program which includes the renovation and addition to the Law Library, construction of a new social science hall, new student housing, new student center, surrounding infrastructure, and acquisition of real estate.

Lewis & Clark College (the "College") was founded as Albany Collegiate Institute in 1867 by Presbyterian pioneers in the Willamette Valley town of Albany, 60 miles south of the

current Portland, Oregon campus. The College is now situated in a residential area on about 116 acres of the southwest hills of Portland, Oregon, approximately six miles from downtown. The College is a private, not-for-profit educational corporation that is organized and exists under Oregon law. This transaction is expected to close the end of June 2000.

AAA Packing & Shipping, Inc., Los Angeles, CA

CalSTRS will be providing a confirming letter-of-credit for up to \$3.4 million for the Industrial Development Authority of the City of Los Angeles. Bond proceeds will be used to (1) finance the purchase of land, construct a warehousing and distribution facility, and (2) acquire and install equipment for AAA Packing & Shipping, Inc. (“AAA Packing”). AAA Packing’s current facility on East 48th Street in Los Angeles is inadequate to meet its needs. AAA Packing’s growth requires a larger and more accessible facility in order to meet the demands of its customers. In addition, the current facility lacks adequate parking.

AAA Packing is a California corporation that was incorporated in 1980. AAA Packing provides custom packing, shipping, warehousing and delivery services for various furniture manufacturers, hotels, and interior design firms. The Project qualifies for tax-exempt eligibility as a result of its location within a Federal Empowerment Zone. CalSTRS will be confirming a bank. The transaction is expected to close in June 2000.

MarBorg Industries, Santa Barbara, CA

CalSTRS will provide a confirming letter-of-credit for a \$5.4 million tax-exempt bond issue for the California Pollution Control Financing Authority. The proceeds will be used to purchase land and equipment, fund the site work associated with the land, and construct a 35,000 square foot transfer building for MarBorg Industries (“Company”).

The project will allow recovery of recyclable material and efficient transfer of residue from the Company’s construction and demolition (“C&D”) business. The project is expected to handle approximately 300 tons per day of construction and demolition waste including wood, cement, metals, and similar materials. In addition, the project is expected to provide savings to MarBorg through the internalization of its C&D waste stream. CalSTRS will be confirming a bank. The transaction is expected to close in June 2000.

City of Huntington Park, Huntington Park, CA

CalSTRS has been selected to provide a confirming letter-of-credit for a \$9.2 million bond issue for the City of Huntington Park (“City”). The proceeds of the bonds will be used to pay off the 1997 Lease Revenue Bonds and provide new funds to finance the remodeling of Huntington Park’s City Hall. The City has outgrown the existing City Hall and is in need of more space.

The City of Huntington Park is located 5 miles south of downtown Los Angeles. The City’s three square miles are characterized by a downtown retail area and residential

development encircled by large-scale industrial development in nearby cities. CalSTRS will be confirming a bank. The transaction is expected to close in June 2000.

City of Compton, Compton, CA

CalSTRS will be providing a \$7.2 million confirming letter-of-credit bond issue in support of the City of Compton (“City”), which is located in the southeast portion of Los Angeles County.

The proceeds will be used to finance the cost of the City providing its own waste management service rather than using a private service. In addition, bond proceeds will be used to upgrade existing equipment and to purchase an operations facility for the collection of solid waste. CalSTRS will be confirming a bank. The transaction is expected to close in June 2000.

CalSTRS CREDIT ENHANCEMENT PROGRAM

PROGRAM SUMMARY AS OF APRIL 30, 2000

Attachment 1
Item #13

Transactions	Type	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
DIRECT RISK								
Port of Long Beach	Liquidity	Jun-94	Sep-01	\$87,500,000	\$0	\$87,500,000	\$105,204	\$356,177
San Diego Unified Port District (2)	Credit	Oct-97	Oct-02	\$35,000,000	\$1,365,243	\$36,365,243	\$17,550	\$55,882
San Diego Unified Port District (2)	Credit	Oct-97	Oct-02	\$15,000,000	\$585,104	\$15,585,104	\$25,969	\$60,452
Pasadena Parking Authority	Credit	Jan-98	Jan-03	\$9,000,000	\$693,750	\$9,693,750	\$30,022	\$65,957
Pasadena Rosebowl (22)	Credit	Jun-98	Jun-01	\$15,600,000	\$276,956	\$15,876,956	\$48,127	\$81,129
Kern High School 1995A	Credit	Jul-99	May-01	\$6,169,343	\$0	\$6,169,343	\$20,900	\$20,900
Kern High School 1995B	Credit	Jul-99	May-01	\$4,716,233	\$0	\$4,716,233	\$15,971	\$15,971
Kern High School 1999	Credit	Jul-99	Jul-02	\$7,500,000	\$147,945	\$7,647,945	\$37,250	\$37,250
CHFA 1999 Series P & Q	Credit	Dec-99	Dec-02	\$12,905,000	\$800,110	\$13,705,110	\$7,595	\$7,595
SUBTOTAL				\$193,390,576	\$3,869,108	\$197,259,683	\$308,589	\$701,313
DIRECT RISK - SECURED								
Buck Research on Aging	Credit	Dec-96	Dec-03	\$27,500,000	\$397,808	\$27,897,808	\$138,017	\$599,158
BOND INSURED								
Adventist West	Credit	Feb-98	Feb-05	\$114,500,000	\$1,693,973	\$116,193,973	\$130,382	\$315,881
CHFA 1998 Series P	Credit	Apr-99	Jul-01	\$9,125,000	\$707,188	\$9,832,188	\$14,423	\$14,423
CHFA 1998 Series T	Credit	Apr-99	Jul-01	\$5,000,000	\$387,500	\$5,387,500	\$6,413	\$6,413
CHFA 1998 Series M	Credit	Apr-99	Jul-01	\$24,796,250	\$1,921,709	\$26,717,959	\$28,788	\$28,788
CHFA 1999 Series O	Credit	Dec-99	Dec-02	\$21,250,000	\$1,646,875	\$22,896,875	\$11,601	\$11,601
CHFA 2000 Series C	Credit	Jan-00	Jan-03	\$10,625,000	\$658,750	\$11,283,750	\$3,260	\$3,260
CHFA 2000 Series D	Credit	Jan-00	Jan-03	\$21,250,000	\$1,646,875	\$22,896,875	\$6,615	\$6,615
CHFA 2000 Series G	Credit	Apr-00	Apr-03	\$17,500,000	\$1,085,000	\$18,585,000	\$0	\$0
CHFA 2000 Series H	Credit	Apr-00	Apr-03	\$30,000,000	\$2,325,000	\$32,325,000	\$0	\$0
SUBTOTAL				\$254,046,250	\$12,072,870	\$266,119,120	\$201,482	\$386,981
DIRECT PAY LETTERS OF CREDIT								
LA Fairplex	Credit	Jul-97	Jul-02	\$17,680,000	\$689,643	\$18,369,643	\$103,452	\$266,792
Master-Halco Series 1986-II	Credit	Nov-98	Nov-02	\$1,900,000	\$39,978	\$1,939,978	\$3,414	\$4,414
APM, Inc. Series 1994A	Credit	Aug-99	Jul-02	\$750,000	\$16,767	\$766,767	\$1,881	\$1,881
Altamont/Packaging Series 1994A	Credit	Aug-99	Jul-02	\$2,675,000	\$59,803	\$2,734,803	\$2,827	\$2,827
DV Packaging/La Barbera	Credit	Sep-99	Aug-02	\$1,450,000	\$32,416	\$1,482,416	\$2,405	\$2,405
Wilson Entities	Credit	Sep-99	Aug-02	\$2,505,000	\$56,002	\$2,561,002	\$3,041	\$3,041
CSCDA - IDB's								
Series 1994B								
Propak of California	Credit	Nov-94	Nov-02	\$2,475,000	\$55,332	\$2,530,332	\$7,000	\$56,946
J. Michelle/Edie Lee	Credit	Nov-94	Nov-02	\$1,580,000	\$35,323	\$1,615,323	\$6,032	\$58,000
Pasco Scientific	Credit	Dec-94	Dec-02	\$2,105,000	\$47,060	\$2,152,060	\$6,813	\$57,675
American River Packaging	Credit	Dec-94	Dec-02	\$1,700,000	\$38,005	\$1,738,005	\$5,255	\$37,915
Lance Camper Manuf.	Credit	Dec-94	Dec-02	\$2,920,000	\$65,280	\$2,985,280	\$7,928	\$70,577

CalSTRS CREDIT ENHANCEMENT PROGRAM

PROGRAM SUMMARY AS OF APRIL 30, 2000

Attachment 1
Item #13

Transactions	Type	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
CSCDA - IDB's								
Series 1989-90								
Intermountain Trading	Credit	Feb-95	Feb-03	\$250,000	\$5,589	\$255,589	\$890	\$9,621
Andercraft Products	Credit	Feb-95	Feb-03	\$700,000	\$15,649	\$715,649	\$2,790	\$30,109
Sunclipse. Inc. (Alhambra)	Credit	Feb-95	Feb-03	\$3,200,000	\$71,540	\$3,271,540	\$6,212	\$56,188
Sunclipse, Inc. (Union City)	Credit	Feb-95	Feb-03	\$2,135,000	\$47,730	\$2,182,730	\$6,376	\$43,136
Busseto Foods, Inc. (Rapelli of CA)	Credit	Mar-95	Mar-03	\$2,500,000	\$55,890	\$2,555,890	\$7,373	\$46,772
American Zettler	Credit	Mar-95	Mar-03	\$1,975,000	\$44,153	\$2,019,153	\$5,691	\$36,154
Aqua Serv Engineering	Credit	Mar-95	Mar-03	\$1,300,000	\$29,063	\$1,329,063	\$7,130	\$47,090
Contech Engineering Prod.	Credit	Mar-95	Mar-03	\$1,200,000	\$26,827	\$1,226,827	\$3,748	\$24,857
Evapco, Inc.	Credit	Mar-95	Mar-03	\$450,000	\$10,060	\$460,060	\$1,653	\$10,483
Florestone Products Co.	Credit	Mar-95	Mar-03	\$1,345,000	\$30,069	\$1,375,069	\$4,154	\$28,487
Grundfos Pumps Company	Credit	Mar-95	Mar-03	\$6,000,000	\$134,137	\$6,134,137	\$16,646	\$94,820
McCain Citrus	Credit	Mar-95	Mar-03	\$3,000,000	\$67,068	\$3,067,068	\$7,274	\$41,957
Mc Elroy Metal Mills, Inc.	Credit	Mar-95	Mar-03	\$220,000	\$4,918	\$224,918	\$1,130	\$13,160
NRI, Inc.	Credit	Mar-95	Mar-03	\$1,425,000	\$31,858	\$1,456,858	\$4,339	\$26,685
W & H Voortman, Inc.	Credit	Mar-95	Mar-03	\$2,400,000	\$53,655	\$2,453,655	\$7,992	\$36,467
Allwire, Inc.	Credit	Mar-95	Mar-03	\$270,000	\$6,036	\$276,036	\$1,693	\$11,686
Fairway Molds, Inc.	Credit	Mar-95	Mar-03	\$540,000	\$12,072	\$552,072	\$3,618	\$26,737
S & P Investments	Credit	Mar-95	Mar-03	\$1,080,000	\$24,145	\$1,104,145	\$4,008	\$25,969
Northwest Pipe & Casing	Credit	Apr-95	Apr-03	\$2,750,000	\$61,479	\$2,811,479	\$9,168	\$61,179
Zieman Manufacturing	Credit	Apr-95	Apr-03	\$385,000	\$8,607	\$393,607	\$2,128	\$13,404
CSCDA - IDB's								
Series 1995A								
Carvin Corporation	Credit	Jun-95	Aug-02	\$2,040,000	\$45,607	\$2,085,607	\$6,575	\$48,924
Kennerley-Spratling	Credit	Jun-95	Aug-02	\$2,470,000	\$55,220	\$2,525,220	\$7,842	\$58,765
Vantage Properties	Credit	Jun-95	Aug-02	\$1,470,000	\$32,864	\$1,502,864	\$3,389	\$32,620
Staub Metals, Inc.	Credit	Aug-95	Aug-02	\$765,000	\$17,102	\$782,102	\$3,304	\$27,827
Walker Spring and Stamping Corp	Credit	Sep-95	Sep-02	\$3,160,000	\$70,645	\$3,230,645	\$9,616	\$60,505
South Bay Circuits, Inc.	Credit	Sep-95	Sep-02	\$1,650,000	\$36,888	\$1,686,888	\$5,428	\$34,243
W & H Voortman, Inc.	Credit	Sep-95	Sep-02	\$960,000	\$21,462	\$981,462	\$3,405	\$20,129
Red Line Oil Co.	Credit	Nov-95	Nov-02	\$1,000,000	\$22,356	\$1,022,356	\$2,622	\$20,998
Johansen Dielectics	Credit	Nov-95	Nov-02	\$1,600,000	\$35,770	\$1,635,770	\$4,193	\$41,550
Peet's Coffee	Credit	Dec-95	Dec-02	\$2,180,000	\$48,736	\$2,228,736	\$5,366	\$48,366
Safariland	Credit	Sep-96	Sep-02	\$3,500,000	\$72,493	\$3,572,493	\$22,528	\$22,528
Control Air Conditioning	Credit	Jun-97	Jun-02	\$4,300,000	\$77,753	\$4,377,753	\$14,392	\$65,117

CalSTRS CREDIT ENHANCEMENT PROGRAM

PROGRAM SUMMARY AS OF APRIL 30, 2000

Attachment 1

Item #13

Transactions	Type	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
CSCDA - IDB Series 1996M Cordeiro Vault Co., Inc.	Credit	Dec-96	Dec-02	\$990,000	\$22,133	\$1,012,133	\$4,243	\$19,107
CSCDA - IDB Series 1996M Fibrebond West, Inc.	Credit	Dec-96	Dec-02	\$4,875,000	\$108,986	\$4,983,986	\$15,688	\$91,766
SUBTOTAL				\$101,825,000	\$2,544,172	\$104,369,172	\$903,632	\$1,839,882

CalSTRS CREDIT ENHANCEMENT PROGRAM
PROGRAM SUMMARY AS OF APRIL 30, 2000

Attachment 1
Item #13

Transactions	Type	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
CONFIRMING LETTERS OF CREDIT								
Confirmation #1 Suncreek Apts.	Credit	Apr-96	Apr-03	\$6,800,000	\$78,247	\$6,878,247	\$34,798	\$171,004
Confirmation #3 Monrovia Redevelopment Agency	Credit	Jan-98	Jan-03	\$8,600,000	\$229,727	\$8,829,727	\$17,385	\$54,773
Confirmation #6 Western Saw	Credit	Jun-98	Jun-03	\$3,600,000	\$53,260	\$3,653,260	\$7,428	\$18,469
Confirmation #7 St. Vincent de Paul	Credit	May-99	May-03	\$7,485,000	\$110,737	\$7,595,737	\$15,603	\$15,603
Confirmation #8 Delta Tau Data Systems	Credit	Aug-98	Aug-02	\$5,800,000	\$85,808	\$5,885,808	\$23,936	\$44,697
Confirmation #9 Dix Metals	Credit	Sep-98	Sep-02	\$5,560,000	\$82,258	\$5,642,258	\$28,352	\$42,583
Confirmations #10 & #11 City of Fillmore	Credit	Sep-98	Sep-02	\$13,110,000	\$249,988	\$13,359,988	\$27,165	\$54,256
Confirmation #12 Accurate Engineering	Credit	Oct-98	Oct-02	\$5,000,000	\$73,973	\$5,073,973	\$7,636	\$19,982
Confirmation #13 The Terraces/Park Marino	Credit	Oct-98	Oct-02	\$8,000,000	\$131,507	\$8,131,507	\$50,957	\$50,958
Confirmation #14 Santa Paula (Water Supply)	Credit	Nov-98	Nov-02	\$24,500,000	\$467,178	\$24,967,178	\$12,067	\$12,067
Confirmation #15 Mission Viejo	Credit	May-99	May-06	\$31,100,000	\$2,177,853	\$33,277,853	\$42,060	\$66,325
Confirmation #16 City of Fillmore	Credit	Mar-99	Jun-02	\$7,345,000	\$137,643	\$7,482,643	\$18,374	\$18,374
Confirmation #17 City of Ontario	Credit	Mar-99	Mar-03	\$8,190,000	\$150,786	\$8,340,786	\$16,682	\$25,525
Confirmation #18 City of Ontario	Credit	Mar-99	Mar-03	\$6,605,000	\$119,433	\$6,724,433	\$6,724	\$13,515
Confirmation #19 Watt Four	Credit	May-99	May-03	\$2,750,000	\$46,109	\$2,796,109	\$5,934	\$5,934
Confirmation #20 Evergreen	Credit	Jun-99	Jun-02	\$2,525,000	\$37,357	\$2,562,357	\$6,512	\$10,355
Confirmation #21 Fontana Redevelopment	Credit	Jun-99	Jun-02	\$3,114,361	\$0	\$3,114,361	\$6,315	\$6,315

CalSTRS CREDIT ENHANCEMENT PROGRAM
PROGRAM SUMMARY AS OF APRIL 30, 2000

Attachment 1
Item #13

Transactions	Type	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
Confirmation #22 New United Motor (NUMMI)	Credit	Jun-99	May-01	\$11,015,000	\$130,369	\$11,145,369	\$30,557	\$30,557
Confirmation #23 Inland	Credit	Jun-99	Jun-02	\$44,485,000	\$2,925,042	\$47,410,042	\$96,137	\$96,137
Confirmation #24 Van R Dental	Credit	Jul-99	Jul-02	\$1,645,000	\$21,093	\$1,666,093	\$5,045	\$5,045
Confirmation #25 Fulton Properties	Credit	Jul-99	Jul-02	\$3,095,000	\$51,895	\$3,146,895	\$5,921	\$5,921
Confirmation #26 Alameda Point	Credit	Sep-99	Sep-02	\$10,000,000	\$391,233	\$10,391,233	\$21,129	\$21,129
Confirmation #27 Apple Valley	Credit	Sep-99	Sep-02	\$5,325,000	\$208,332	\$5,533,332	\$12,421	\$12,421
Confirmation #28 Primero Grove	Credit	Dec-99	Dec-02	\$11,715,000	\$112,336.00	\$11,827,336	\$14,907	\$14,907
Confirmation #29 Starter/Alternator	Credit	Sep-99	Sep-02	\$5,000,000	\$73,973	\$5,073,973	\$13,136	\$13,136
Confirmation #30 Adelanto PUA, Series A	Credit	Feb-00	Feb-05	\$9,385,000	\$235,498.33	\$9,620,498	\$4,971	\$4,971
Adelanto PUA, Series B, C	Credit	Feb-00	Feb-05	\$34,940,000	\$620,304.66	\$35,560,305	\$18,373	\$18,373
Confirmation #31 San Francisco Conservatory of Mus	Credit	Mar-00	Mar-03	\$10,000,000	\$170,959.00	\$10,170,959	\$30,937	\$30,937
SUBTOTAL				\$296,689,361	\$9,172,897	\$305,862,258	\$581,461	\$829,989

CalSTRS CREDIT ENHANCEMENT PROGRAM

PROGRAM SUMMARY AS OF APRIL 30, 2000

Attachment 1

Item #13

Transactions	Type	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
REDEEMED TRANSACTIONS								
Bridge - Richmond Townhomes	Expired.	Redeemed as of Feb-97.		\$0	\$0	\$0	\$0	\$15,096
USA Waste Industries	Expired.	Redeemed as of Nov-99.		\$0	\$0	\$0	\$31,191	\$289,050
Sanifill, Inc.	Expired.	Redeemed as of Jan-98.		\$0	\$0	\$0	\$0	\$87,618
Pt. Loma College	Expired.	Redeemed as of Nov-98.		\$0	\$0	\$0	\$0	\$360,334
City of Visalia (California)	Expired.	Redeemed as of Nov 99.		\$0	\$0	\$0	\$5,490	\$60,094
TransAmerica Series 1986-V	Expired.	Redeemed as of Jul-99.		\$0	\$0	\$0	\$1,000	\$1,000
AHNNN, Inc.	Expired.	Redeemed as of Sept-97.		\$0	\$0	\$0	\$0	\$9,416
Zarn, Inc.	Expired.	Redeemed as of Jul-99.		\$0	\$0	\$0	\$858	\$23,635
Marcel & Marge Schurman	Expired.	Redeemed as of Jun-99.		\$0	\$0	\$0	\$1,786	\$31,689
Charles & Loralie Harris	Expired.	Redeemed as of Oct-99.		\$0	\$0	\$0	\$4,988	\$44,825
Aerostar Partners, Inc.	Expired.	Redeemed as of Oct-99.		\$0	\$0	\$0	\$9,667	\$72,935
Image Laboratories, Inc.	Expired.	Redeemed as of Dec-96.		\$0	\$0	\$0	\$0	\$26,854
Reliance Upholstery	Expired.	Redeemed as of Oct-98.		\$0	\$0	\$0	\$0	\$9,261
Leegin Creative Leather Prod.	Expired.	Redeemed as of Dec-97.		\$0	\$0	\$0	\$0	\$19,469
BNG Properties, LLC	Expired.	Redeemed as of Aug-96.		\$0	\$0	\$0	\$0	\$12,253
Leegin Creative Leather Prod.	Expired.	Redeemed as of Dec-97.		\$0	\$0	\$0	\$0	\$19,469
Encore Video, Inc.	Expired.	Redeemed as of Oct-98.		\$0	\$0	\$0	\$0	\$11,691
Confirmation #2 CMIG LLC	Expired.	Redeemed as of Aug-98.		\$0	\$0	\$0	\$0	\$5,514
Confirmation #4 & #5 First Class Foods / Alliance	Expired.	Redeemed as of Aug-99.		\$0	\$0	\$0	\$0	\$5,708
EuroDesign Cabinets, Inc.	Expired.	Redeemed as of Jan-2000		\$0	\$0	\$0	\$3,000	\$19,810
Instrument Specialities Co.	Expired.	Redeemed as of Feb-200		\$0	\$0	\$0	\$1,493	\$14,513
SUBTOTAL				\$0	\$0	\$0	\$54,980	\$829,989
TOTAL:				\$873,451,187	\$28,056,855	\$901,508,042	\$2,188,161	\$5,187,312

CalSTRS CREDIT ENHANCEMENT PROGRAM
BANK EXPOSURE
PROGRAM SUMMARY AS OF APRIL 30, 2000

Deal	Commitment	Interest	Total	Portfolio Percentage
PARTNER INSTITUTION				
Port of Long Beach				
Canadian Imperial Bank of Commerce (CIBC)	\$87,500,000	\$0	\$87,500,000	10.02%
Buck Research Center on Aging				
(CIBC)	\$27,500,000	\$397,808	\$27,897,808	3.15%
San Diego Unified Port District				
(CIBC)	\$35,000,000	\$1,365,243	\$36,365,243	4.01%
San Diego Unified Port District				
(CIBC)	\$15,000,000	\$585,104	\$15,585,104	1.72%
Pasadena Parking Authority				
(CIBC)	\$9,000,000	\$693,750	\$9,693,750	1.03%
Pasadena Rose Bowl				
(CIBC)	\$15,600,000	\$276,956	\$15,876,956	1.79%
Kern High School 1995A				
(CIBC)	\$6,169,343	\$0	\$6,169,343	0.71%
Kern High School 1995B				
(CIBC)	\$4,716,233	\$0	\$4,716,233	0.54%
Kern High School 1999				
(CIBC)	\$7,500,000	\$147,945	\$7,647,945	0.86%
CHFA 1999 Series P & Q				
Commerzbank Aktiengesellschaft	\$12,905,000	\$800,110	\$13,705,110	1.48%
TOTAL - PARTNER INSTITUTION	\$220,890,576	\$4,266,916	\$225,157,491	25.29%
DIRECT FINANCIAL INSTITUTION EXPOSURE				
Union Bank of California, N.A.	\$236,154,361	\$8,424,852	\$244,579,213	27.04%
MBIA	\$139,296,250	\$3,615,682	\$142,911,932	15.95%
FSA	\$88,500,000	\$6,422,813	\$94,922,813	10.13%
AMBAC	\$26,250,000	\$2,034,375	\$28,284,375	3.01%
Sanwa Bank of California	\$25,070,000	\$437,335	\$25,507,335	2.87%
Tokai Bank, Limited	\$17,680,000	\$689,643	\$18,369,643	2.02%
Bank of America	\$16,300,000	\$364,405	\$16,664,405	1.87%
City National Bank	\$14,445,000	\$225,586	\$14,670,586	1.65%
Tokai Bank of California	\$11,715,000	\$112,336	\$11,827,336	1.34%
Bank of Tokyo-Mitsubishi, Ltd.	\$11,015,000	\$130,369	\$11,145,369	1.26%
Wells Fargo Bank	\$10,220,000	\$225,981	\$10,445,981	1.17%
General Bank	\$8,600,000	\$229,727	\$8,829,727	0.98%
Pacific Century Bank, N.A.	\$8,600,000	\$127,233	\$8,727,233	0.98%
US Bank of California	\$6,800,000	\$78,247	\$6,878,247	0.78%
Bank of Nova Scotia	\$6,360,000	\$142,185	\$6,502,185	0.73%
Hibernia National Bank	\$4,875,000	\$108,986	\$4,983,986	0.56%
Comerica Bank - California	\$3,830,000	\$85,624	\$3,915,624	0.44%
Imperial Bank of California	\$3,500,000	\$72,493	\$3,572,493	0.40%
Santa Barbara Bank & Trust	\$3,095,000	\$51,895	\$3,146,895	0.35%
First National Bank	\$2,525,000	\$37,357	\$2,562,357	0.29%
Coast Commercial Bank	\$2,505,000	\$56,002	\$2,561,002	0.29%
Istituto Bancario San Paolo Di Torino	\$2,500,000	\$55,890	\$2,555,890	0.29%
Mellon Bank	\$1,200,000	\$26,827	\$1,226,827	0.14%
Fleet Bank	\$765,000	\$17,102	\$782,102	0.09%
1st Business Bank	\$540,000	\$12,072	\$552,072	0.06%
National Bank of Canada	\$220,000	\$4,918	\$224,918	0.03%
TOTAL - FINANCIAL INSTITUTION	\$652,560,611	#####	\$676,350,551	74.71%
TOTAL EXPOSURE	\$873,451,187	\$28,056,856	\$901,508,042	100.00%